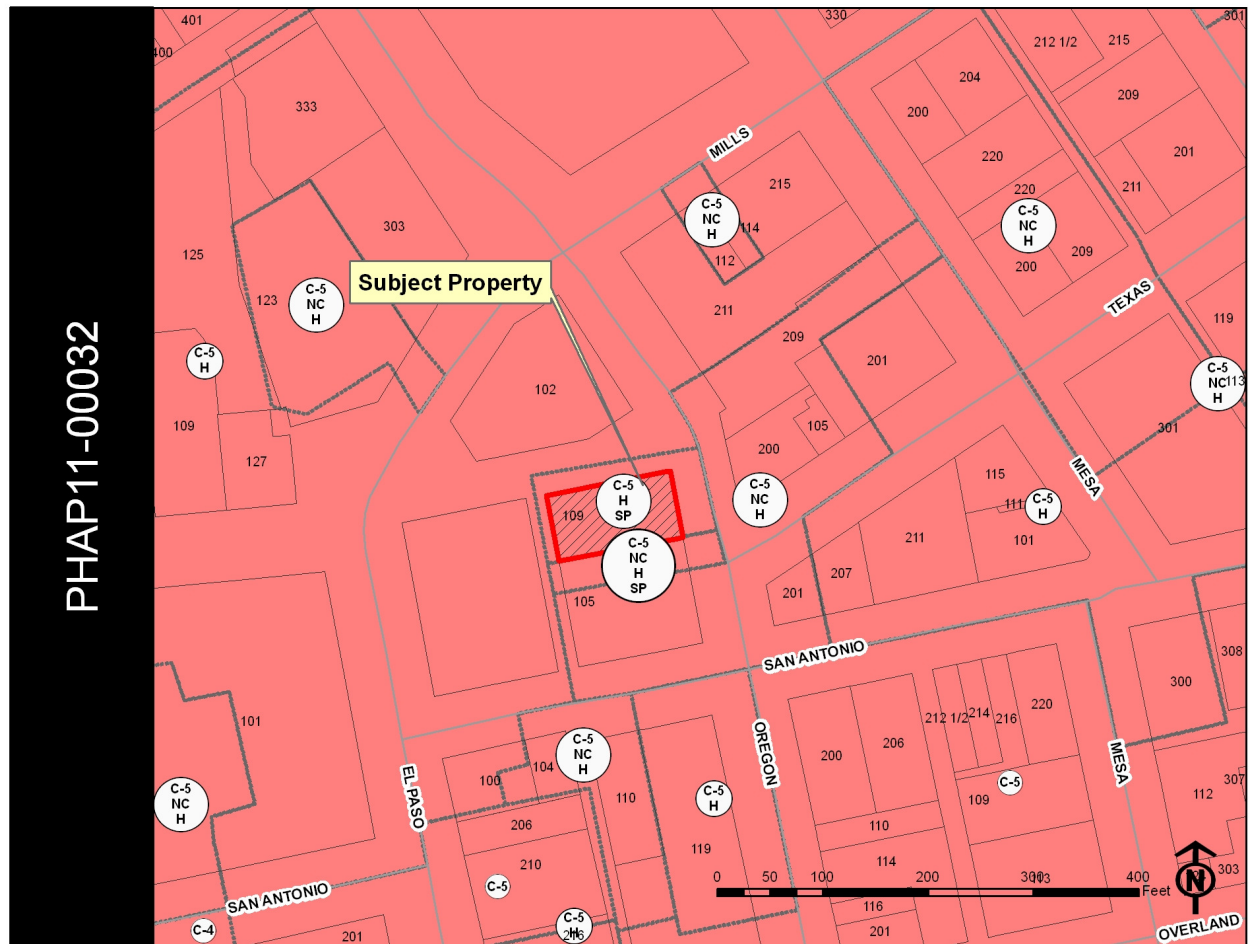




PHAP11-00032

Date: October 10, 2011
Application Type: Certificate of Appropriateness
Property Owner: The Broker Co.
Representative: Elma Carreto
Legal Description: Being Lot 6 Mills 54 Ft On Oregon X 120 Ft On Sheldon Nec, City of El Paso, El Paso County, Texas.
Historic District: Downtown
Location: 109 N. Oregon
Representative District: #8
Existing Zoning: C-5/H (Commercial/Historic)
Year Built: 1920
Historic Status: Contributing
Request: Certificate of appropriateness for the replacement of the windows.
Application Filed: 9/14/2011
45 Day Expiration: 10/29/2011

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

The replacement of the windows.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL, with modifications, of the proposed scope of work based on the following recommendations:

The Downtown Historic District Design Guidelines recommend the following:

- Windows beyond repair should be replaced to maintain the appearance of the original window.
- Replacement windows should match the same size of the original.
- Window glass should be clear.
- Original window sills and lintels are important window elements. Each should be maintained.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features that characterize a property will be avoided.
- Distinctive materials, features, finishes, and construction techniques that characterize a property will be preserved.
- Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

The modifications are that the proposed windows be replaced with windows that more closely resemble the original windows in terms of profiles, details, and finish.

AERIAL MAP

PHAP11-00032



CUT SHEET

Krestmark

VINYL

Replacement Window 220 Series

Features

- 3" main frame beveled exterior profile gives an outstanding, bold appearance
- Tilt-in sash for easy cleaning
- Block & tackle balance system for long-lasting smooth, quiet operation
- 3/4" LoE 270 Environsealed Windows™ environmentally friendly with warm edge spacer reduces thermal loss (additional charge)
- Ventilation latches for opening windows only 4"
- Metal reinforced center bar for better structural performance and weather tightness
- Multi-chambered design for structural integrity, superior thermal performance, maintenance-free, vinyl frame and sash extrusions

Other Options

- Argon gas filled glass for better energy efficiency
- The Replacement 220 is available with an integral nail fin
- 3/4" insulated clear glass
- LoE 366 is a clear coating with highest levels of solar control; LoE 240 is a soft muted blue color to reduce solar glare and heat gain
- Tempered glass, rain glass, obscure glass
- Grille patterns: 3/4" colonial, prairie line, 7/8" contoured, and 1 1/8" simulated divided lites
- Factory mulls (combined units) with continuous head and sill
- Field mull accessory for job site joining of units



Grille Options



Color Options



Performance Data

Krestmark Vinyl 220 Replacement Window

3/4" OA Insulated Glass		Single Hung			Picture Window		
		U-Factor	SHGC	VT	U-Factor	SHGC	VT
270 LoE air	no grilles	.33	.30	.55	.32	.31	.58
270 LoE air	w/grilles	.33	.27	.49	.32	.28	.52
270 LoE argon	no grilles	.29	.29	.55	.29	.31	.58
270 LoE argon	w/grilles	.29	.26	.49	.28	.28	.52
240 LoE air	no grilles	.33	.21	.31	.33	.22	.33
240 LoE air	w/grilles	.33	.19	.28	.33	.20	.30
240 LoE argon	no grilles	.30	.20	.32	.29	.21	.33
240 LoE argon	w/grilles	.30	.18	.28	.29	.19	.30
366 LoE air	no grilles	.33	.22	.51	.32	.23	.54
366 LoE air	w/grilles	.33	.20	.45	.32	.21	.48
366 LoE argon	no grilles	.29	.22	.51	.28	.23	.54
366 LoE argon	w/grilles	.29	.20	.46	.28	.21	.48

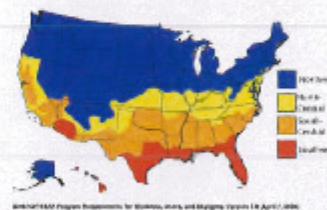
LoE Glass



The Krestmark Replacement 220 Window is offered in three LoE glass options. LoE high performance glass with argon gas allows light to filter in while keeping the sun's harmful rays out. In addition, this special glazing saves energy and reduces utility costs by keeping the cool air inside in the summer and the warm air inside in the winter.

Energy Star® Qualifications

Krestmark manufactures vinyl windows that, with several glazing options, meet Energy Star guidelines in all regions.



2007-2010 Program Requirements for Windows, Doors, and Sliding Systems (4 April 2008)

Windows

Climate Zone	U-Factor ¹	SHGC ²	Prescription
Northern	≤ 0.30	Any	Prescription
	< 0.31	≥ 0.35	Equivalent Energy Performance
	< 0.32	≥ 0.40	
South-Central	≤ 0.32	≥ 0.40	
South-Central	≤ 0.35	≥ 0.30	
Southern	≤ 0.60	≤ 0.27	



¹ Btu/h-ft² · F
² Fraction of incident solar radiation



You may qualify for a Tax Credit when you replace your existing windows with certain Krestmark Replacement windows. For more information, go to www.energystar.gov.

For information about measuring and installing new Krestmark windows, visit our website at www.krestmark.com

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Krestmark Industries, L.P. 020010 VW 220